



# Peachtree Creek Greenway Master Plan

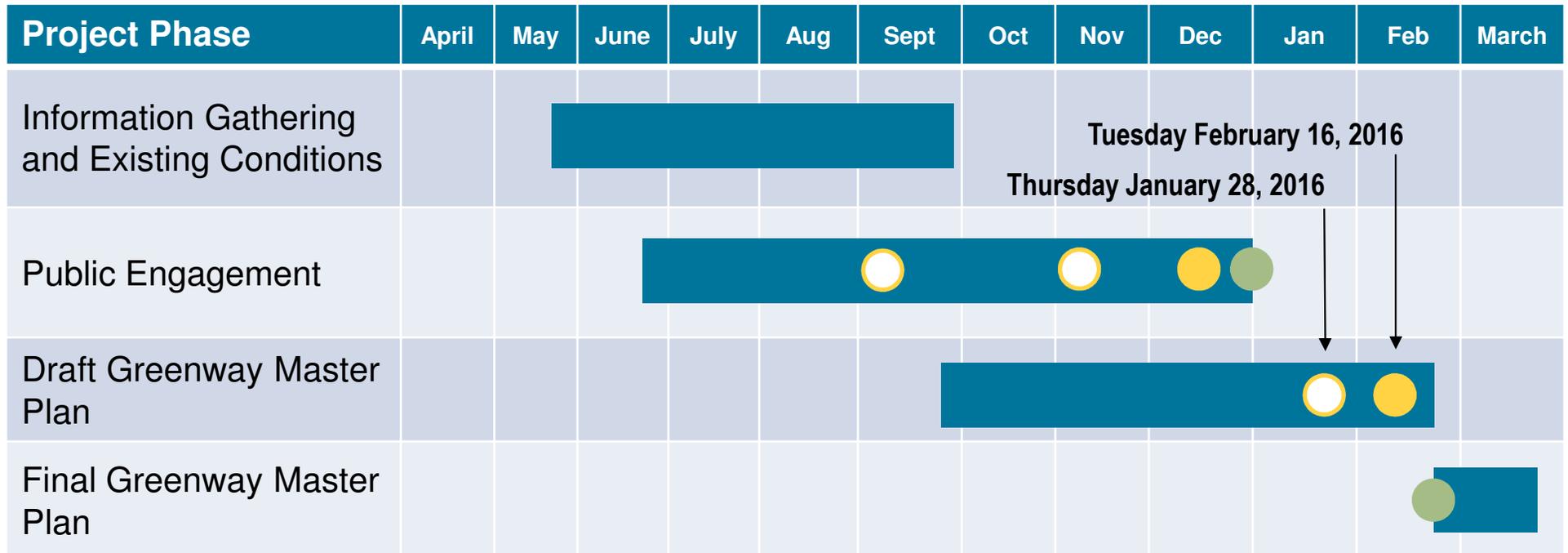


**Stakeholder Committee Meeting #3**  
Thursday January 28, 2016

# Agenda

- Review + Discuss Findings to Date:
  - Overview of Proposed Greenway Framework
  - Public Open House + City Council Comments
- Review Draft Master Plan
  - Review Conceptual Master Plan
  - Landscape and Hardscape Design Standards
  - Implementation and Phasing Strategy
  - Public Meeting
  - Council Presentation

# Project Scope + Schedule



- Task
- Stakeholder Committee Meeting
- Public Open House
- City Council Meeting

# Presentation Disclaimer

The following images represent the Planning + Design Team's preliminary ideas for the corridor based on the Team's findings to date from:

- Existing Conditions + Character Evaluation,
- Public engagement input to date;
- Stakeholder Committee input to date;
- Perceived potential opportunities based on the Team's professional experience + comparable projects.

These ideas should not be taken as final. Instead, they are intended to stimulate thought about the potential of the corridor, dialogue about what could work and will not work, obtain a preliminary understanding of potential implementation costs, and guide the vision.

# Stakeholder Committee Role + Responsibilities

*“Bring me in early,  
and I’m your partner.*

*Bring me in late, and  
I’m your judge.”*

-Author Unknown

Help us create the Community’s vision for Peachtree Creek Greenway:

- Give us your honest feedback.
- Let us know what you believe is in the best interest of the community.
- Be a community liaison, let residents and stakeholders know about the project.
- Share feedback from the community with the consulting team and the Stakeholder Committee.

# Preliminary Project Goals

- Position Buford Highway for Economic Development
- Provide Local + Regional Connectivity
- Enhance Natural Environment
- Foster Social, Cultural, and Recreation Interaction
- Preserve the International Character of the Buford Highway Corridor

# Preliminary Evaluation Criteria

- Provide opportunities for walking, bicycling, birdwatching, and/or other recreation activities
- Provide opportunities for special events
- Provide opportunities to walk or bike to school or work
- Provide benefits to adjacent neighborhoods and properties
- Enhance wildlife habitat and/or biological diversity
- Improve surface water quality
- Improve the appearance of the corridor
- Improve the value of adjacent properties
- Provide opportunities for new or improved businesses
- Stimulate economic development
- Eligible for grant funding
- Cost effective when compared to other alternatives
- Minimize maintenance costs in comparison to other alternatives

# Preliminary Ideas for Peachtree Creek Greenway Master Plan Trail Experiences\*

## Creek Trail ●●●●●●



## Paved Multi-Purpose Trail ↪↪



## Nature Trail — — — — —



## Urban Promenade — — — — —



# Preliminary Ideas for Potential Peachtree Creek Greenway Master Plan Trailheads\*

## Major Trailhead

- 5-10 paved parking spaces (on-street when applicable)
- Restrooms
- Trash/recycling bins
- Bike rack
- Water fountain(s)
- U-fix it station
- Space for concessionaire
- Informational kiosk
- Picnic shelter(s)
- Picnic/seating area(s)
- Emergency contact station

## Minor Trailhead

- 2-5 paved parking spaces (on-street when applicable)
- Trash/recycling bins
- Bike rack
- Water fountain
- Informational kiosk

## Pedestrian Trail Access

- Bike rack
- Trash/recycling bins
- Water fountain
- Informational kiosk



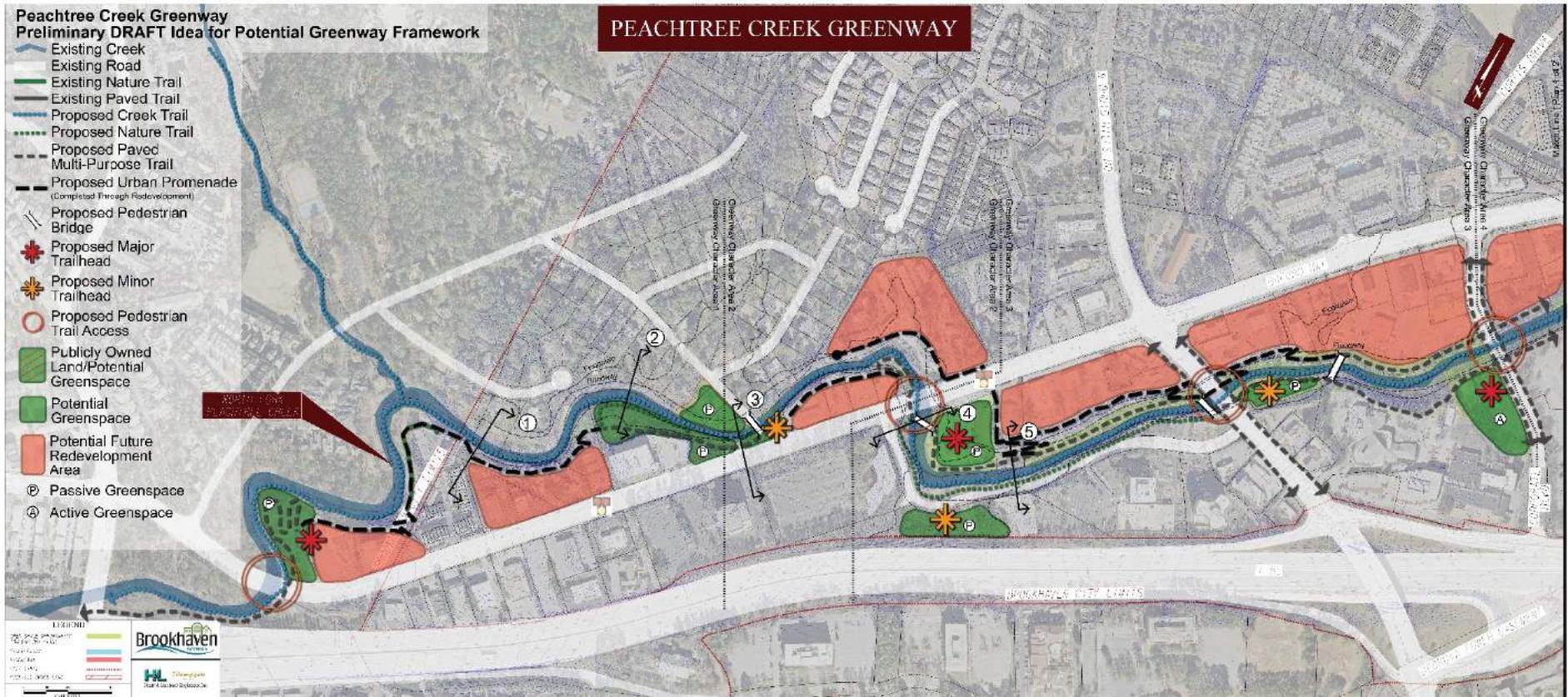




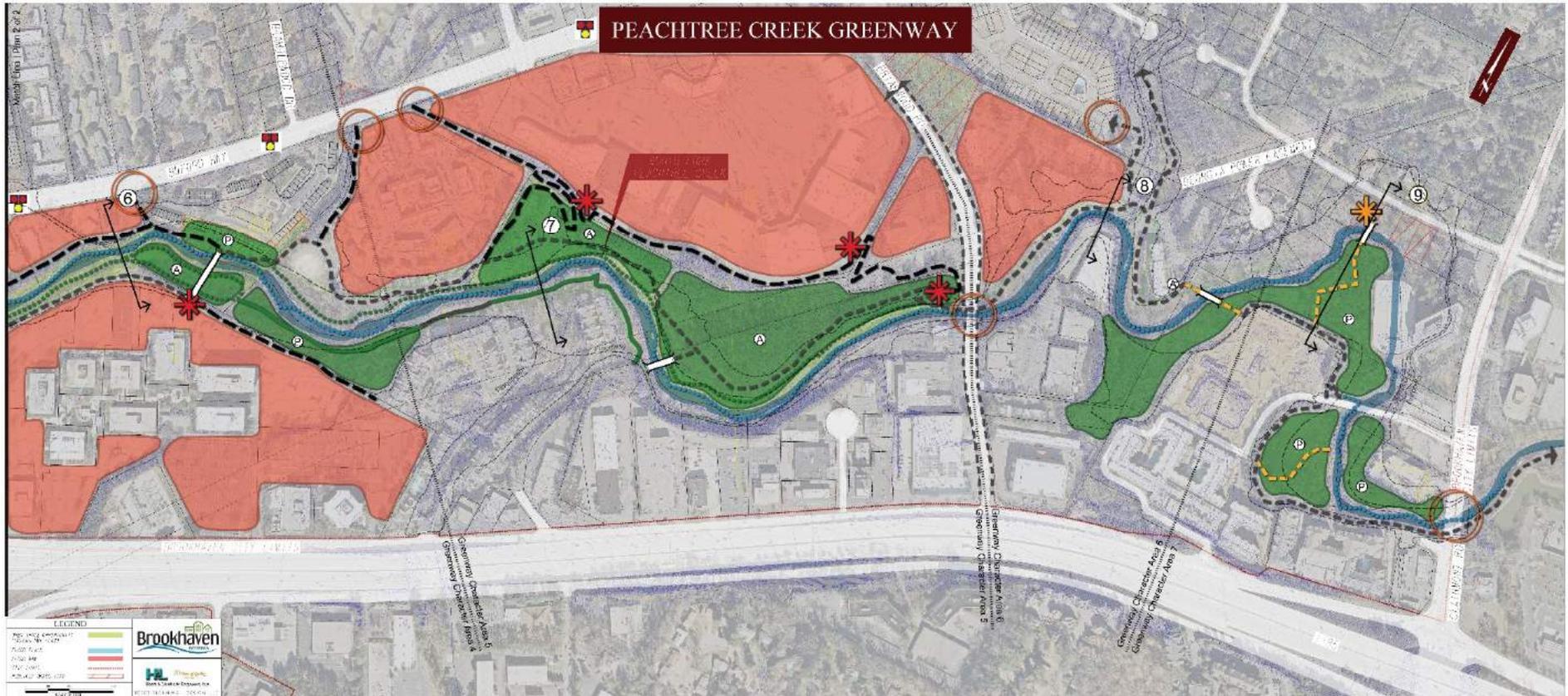
# Buffalo Bayou Promenade | Houston, TX



# Preliminary Idea for Potential Peachtree Creek Greenway Framework



# Preliminary Idea for Potential Peachtree Creek Greenway Framework



# Public Workshop #1 – Summary Comments

**3. Question: “In addition to the public engagement comments that we have already received to date, are there any additional issues, concerns, and/or opportunities that you would like the City and the Planning Team to be mindful of?”**

- Kayak, canoeing seems optimistic to me. The framework looks good to me (just do it).
- I live off of Somervale Court (Area 9) which shows a raised walking through green space. My concern is for privacy, specifically the creek trail that would go across my property and provide access to my property. By eliminating that particular aspect, I would be much more in favor of this type of project.
- Excellent!
- Include historical markers. Include before and after photos along the path. Question- How will we go about contacting land owners- sooner rather than later! Engage these early. They are members of an exclusive group!
- If there will be lighting along the trail? If so, solar lights would be optimal, if possible.
- Include historical markers along the trail. Sandy beach area for children to wade (if water quality ensured of course)
- I feel it is important to break the project up into small pieces.
- Too much detail but... edible garden? Anything/activities to bring us \$ from hotel/motel tax 😊
- Provide connectivity with public transit so people have another option to get to trail heads.

# Public Workshop #1 – Summary Comments

## 4. Question: “Are there any additional Project Goals that you would like the City and Planning Team to include?”

- Excellent!
- Get a “trail mile” built soon! Love the frequent and easy access to the trail.
- Sustainability
- 3 types of trails seems ambitious. If you have to choose I would prefer biking.
- No, sounds good.

## 5. Question: “Are there any additional Greenway Evaluation Criteria that you would like the City and Planning Team to including?”

- Always keep privacy- especially that of homeowners in mind when developing a trail that could impact their current feeling of safety.
- Excellent!
- Equity – benefit to marginalized communities

# Public Workshop #1 – Summary Comments

## 6. Question: “What do you think of the proposed Peachtree Creek Greenway Framework?”

- Overall, I think it’s well done and well thought out.
- Would like to see art components like Phase 1 of Path400.
- Trail head components = Excellent
- Need identification markers on large map to get our bearings of where we are at on the map.
- **Creek Trail? Not sure about this one. Wouldn’t encourage. City liability?**
- **Pine Hills SFR are – consider plantings (trees) for buffer so they don’t feel like folks are looking in their windows even though path is on other side of creek.**
- I love it!
- Love the plan!
- I think it is a great opportunity to transform a neglected part of the City.
- All is fantastic!
- I like it!

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# West Druid Hills Drive Phased Implementation



# West Druid Hills Drive



# Corporate Square Trail Segment



# Landscape Palette

## Trees



Pine



Oak



Southern Magnolia



Little Gem Magnolia



Sweetbay Magnolia



Nellie R. Stevens Holly



American Holly



Eastern Red Cedar



Wax Myrtle



Hedge Bamboo



Eastern Redbud



Flowering Dogwood



Crepe Myrtle

## Shrubs



Southern Bayberry



Inkberry



Coastal Leucothoe



Anise



Dwarf Buford Holly



Dwarf Yaupon Holly



Hydrangea



Azalea



Jasmine



Knock Out Rose



Southern Lady Fern



Muhly Grass



Weeping Love Grass



Purple Fountain Grass



Switch Grass

## Groundcover



Daylily



Liriope



Creeping Juniper



Partridgeberry



Evergreen Wild Ginger

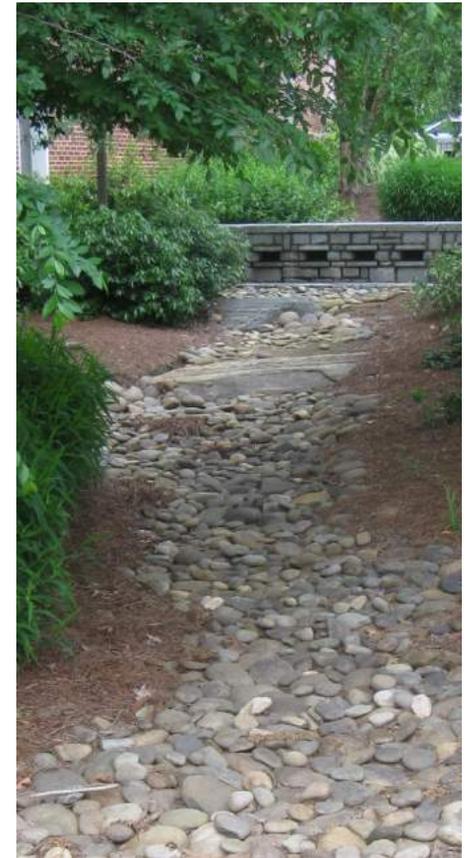
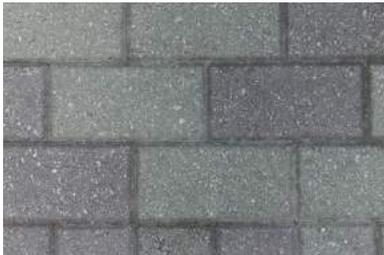


Pine Bark Mulch



Pine Needle Mulch

# Hardscape

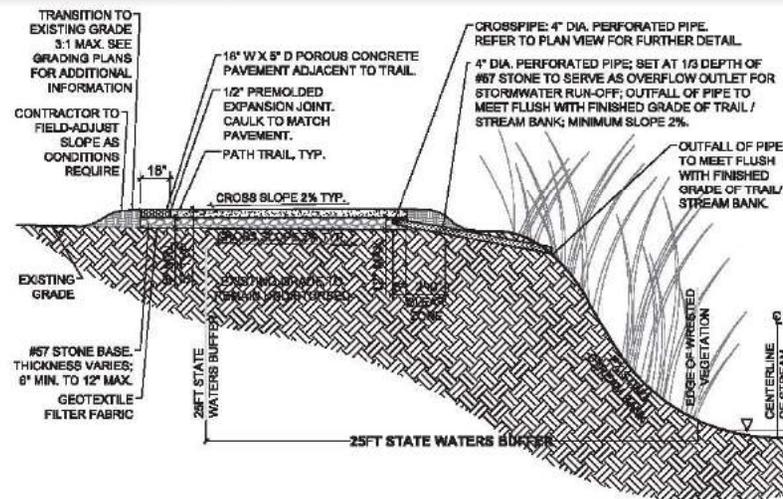


# Hardscape

Using a pervious concrete surface allows stormwater to infiltrate into parking lot area reducing the amount of runoff at the trailhead.



Sloping trail away from nearby creek into a gravel drain slows runoff into creek and maximizes infiltration through gravel under trail.



**INFILTRATION DETAIL**  
SCALE: 1/4" = 1'-0"

# Fencing



# Furnishings



# Lighting



# Public Art



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# Alternative Funding Sources

## Greenway & Trail Development

Funding Program	Grant Amount	Match Requirement	Types of Eligible Elements	Anticipated Deadline
Recreational Trails Program (RTP)	\$100,000	20%	Trails and facilities that support trail such a Restrooms, Shelters, Signage, Support facilities, Infrastructure, Design	November
Land & Water Conservation Fund (LWCF)	\$200,000	100%	Trails, Trailhead Facilities, Restrooms, Shelters, Signage, Support facilities, Infrastructure, Design	TBD
American Academy of Dermatology (AAD)	\$8,000	0%	Shade Structure	November 2015
Urban & Community Forestry (U&CF)	\$20,000	100%	Landscaping (tree planting)	TBD
Our Town Grant	\$200,000	100%	Innovative public art projects	December
Transportation Alternative Program	No set limit	0%	Bicycle/Pedestrian Facilities, Landscaping, traffic calming	June

- Partner with PATH Foundation
- Development of 501c3 Organization to pursue Atlanta Philanthropic funds

# Alternative Funding Sources

## Stormwater/Water Quality/Environmental Education

Funding Program	Grant Amount	Match Requirement	Types of Eligible Elements	Anticipated Deadline
Section 319(h) Grants	\$400,000	40%	Stormwater, water quality, education projects	October
Pre-Disaster Mitigation	\$3,000,000	25%	Stormwater including open space, Hardening	October
Urban Waters Grant	\$60,000	5%	Signage, Public Education, Innovative Water Quality Projects	February
Environmental Education Grants	\$91,000	25%	Env. Education related facilities and programming	March

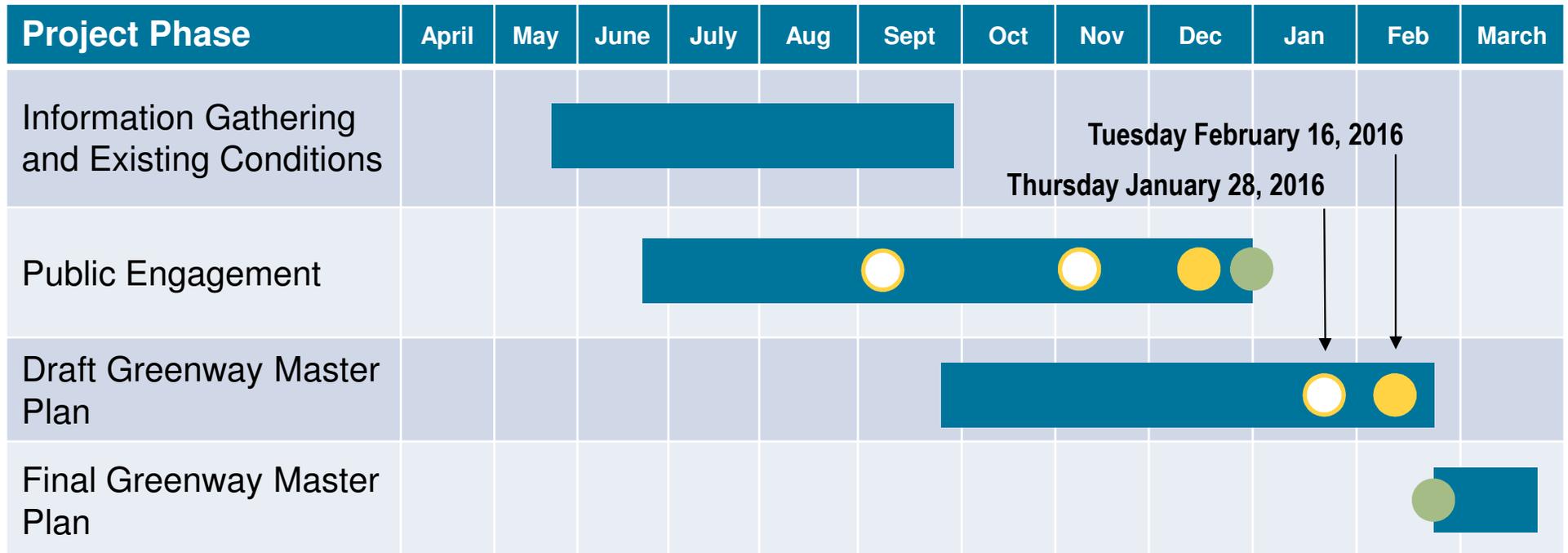
# Securing R.O.W.

- Donation (removed tax burden on donated land)
- Easement
- Fee simple acquisition
- Renegotiate sewer line easements to provide public access
- Land swaps

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**Peachtree Creek Greenway Master Plan**  
Conceptual Greenway Master Plan | \*See Presentation Disclaimer on Slide 4



# Affordable Housing Strategy

“In pursuing these redevelopment opportunities, the community has made it clear that retention of housing diversity in this corridor is a major objective. To respect this objective, we **have undertaken site analyses aimed at retaining one-for-one affordable housing opportunities wherever currently affordable older housing units are being replaced or improved.** In these instances, the **objective of retaining housing affordability is considered both from the perspective of the ultimate housing mix derived from redevelopment and from the perspective of the phasing of construction so that replacement affordable housing can be readied in advance of property demolition.”**